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Letter of Intent

DATE: 9/19/2016 Commitment to fulfill Built Green 4 Star requirement 3914 S Brandon Street DPD project # 3025026

To Whom It May Concern,

In reference to the project referenced above, located at 3914 S Brandon Street, we will meet the Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties.

We will comply with the requirements per SMC 23.45.526.C stated below:

"The applicant shall demonstrate to the Director the extent to which the applicant has complied with the commitment to meet the green building performance standards no later than 90 days after issuance of final Certificate of Occupancy for the new structure, or such later date as may be allowed by the Director for good cause. Performance is demonstrated through an independent report from a third party, pursuant to Section 23.90.018.D."

Sincerely, Michael La

Michael Lai

LIST OF DRAWINGS

A0.0 GENERAL NOTES/SITE PLAN/VICINITY MAP/BUILDING DATA

- A1.0 SITE PLAN
- V1 TOPOGRAPHIC SURVEY
- L1 LANDSCAPE PLAN L2 GREEN FACTOR CALCULATION & DETAILS
- A1.1 HEIGHT CALCULATION PLAN, AMENITY AREA DIAGRAM
- A2.0 FAR DIAGRAMS
- A2.1 FLOOR PLANS
- A2.2 FLOOR PLANS A2.3 FLOOR PLANS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A3.4 ELEVATIONS A4.1 BUILDING SECTION

ARCHITECTURAL NOTES:

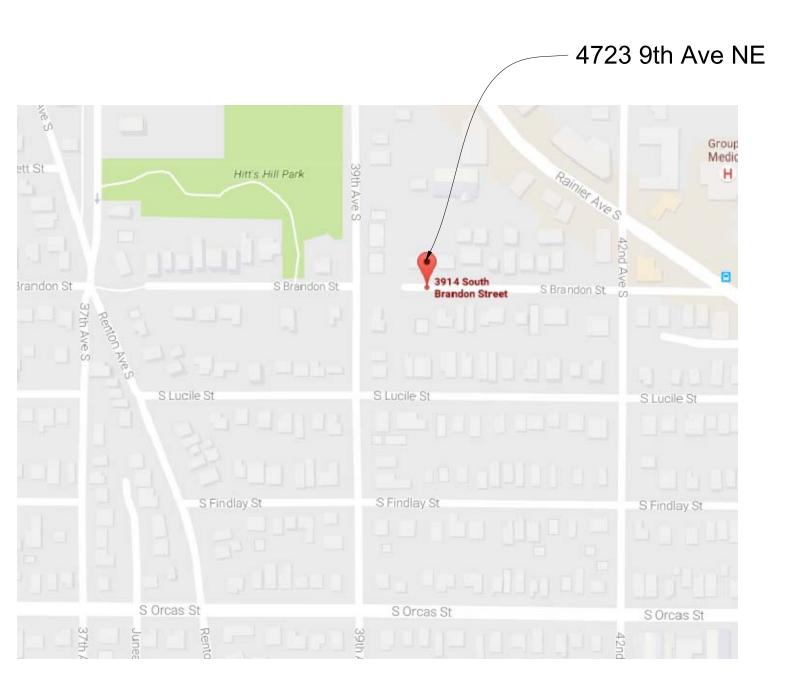
(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS)

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL RESIDENTIAL CODE (2012 EDITION) WITH SEATTLE AMENDMENTS.
- 2. CONTRACTOR: SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- CONTRACTOR: SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR: SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DRAWINGS: INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT/DESIGNER.
- 6. ALL WOOD PLATES: IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC., AND CONCRETE OR MASONRY.
- 7. PRESSURE TREATED LUMBER: ALL FASTENERS AND CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 (.90oz/sf) PER ASTM A123 AND/OR ASTM A153. 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL PRODUCTS SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS.
- 8. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO WASHINGTON STATE ENERGY CODE (2012 EDITION) WITH SEATTLE AMENDMENTS.

"CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE, CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT"

NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION, AND STREET SWEEPING SHALL BE EMPLOYED ON AN EMERGENCY BASIS. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE OF THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT.

SMC 23.45.534 LIGHT AND GLARE STANDARDS A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.



VICINITY PLAN

SCALE: N.T.S.

3914 S Brandon St

3914 S BRANDON ST SEATTLE, WA 98118

DPD PROJECT # 3025026

PROJECT DESCRIPTION: SEPA REVIEW FOR SDCI PROJECT #6537158. CONSTRUCT (2) TOWNHOUSES WITH ATTACHED GARAGE

LEGAL DESCRIPTION: THE WEST 65 FEET OF THE EAST 208 FEET OF TRACT 35. MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 64.29 FEET THEREOF;

TOGETHER WITH AN INGREES/EGRESS AND UTILITY EASEMENT OVER THE WEST 13.00 FEET OF THE SOUTH 64.29 FEET OF PARCEL B OF CITY OF SEATTLE SHORT PLAT NUMBER 3016900;

FURTHER TOGETHER WITH AN INGRESS/EGRESS AND UTILITY EASEMENT OVER THE EAST 10.00 FEET OF THE SOUTH 64.29 FEET OF PARCEL B OF CITY OF SEATTLE SHORT PLAT NUMBER 3016900:

TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENENCE EASEMENT OVER THE EAST 3.00 FEET OF THE WEST 16.00 FEET OF THE SOUTH 5.00 FEET OF PARCEL B OF SHORT SUBDIVISION NO. 3016900.

LANDSCAPE ARCHITECT:

18550 FIRLANDS WAY N

SHORELINE, WA 98133

p 206.542.6100 f 206.546.1128

GEOLOGICAL & GEOTECHNICAL CONSULTING

GEOTECHNICAL ENGINEER:

SHORELINE, WA 98155-1106

GARY A. FLOWERS, PLLC

19532 12TH AVE NE

P 206.417.7640

GLENN TAKAGI

SUITE #102

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

TAX ID NUMBER: #5649600436

PROJECT TEAM:

ARCHITECT/PROJECT CONTACT: JULIAN WEBER ARCHITECTS, LTD 1257 S KING ST SEATTLE, WA 98144 p 206.953.1305

OWNER/APPLICANT:

MICHAEL LAI USASIA PACIFIC INVESTMENT, INC. 1700 21st AVE S #100 SEATTLE, WA 98144 P 206.838.5990

21923 NE 11TH ST SAMMAMISH, WA 98074 P 425.298.4412

SITE SURVEY & MAPPING

PROJECT DATA:

ZONE: LR2

SURVEYOR:

URBAN VILLAGE: COLUMBIA CITY (RESIDENTIAL URBAN VILLAGE)

LOT AREA: 5,011 SF

FLOOR AREA RATIO: TOWNHOUSES, 1.2 FAR

FAR CALCULATION: 5,011 x 1.2 = 6,013 ALLOWED UNIT 1 FLOOR AREA = 2,274 SF (INSIDE FACE OF WALLS) UNIT 2 FLOOR AREA = 2,274 SF (INSIDE FACE OF WALLS)

> TOTAL FLOOR AREA: 4,548 SF PROPOSED SEE SHEET A2.0 FOR DIAGRAM

PARKING: NO MINIMUM (URBAN VILLAGE + FREQUENT TRANSIT)

DENSITY LIMIT PER SMC 23.45.512: 5,011 SF x 1 UNIT / 1,600 SF = 3.13 (3 UNITS ALLOWED)

SETBACKS PER SMC 23.45.518:

	REQUIRED	<u>ACTUAL</u>		
FRONT	7' AVG, 5' MIN	7.5' AVG, 6.3' MIN		
SIDE, EAST	5'	6.8'		
SIDE, WEST	5'	17.5'		
REAR	7' AVG, 5' MIN	21.8'		

STRUCTURE HEIGHT LIMIT PER SMC 23.45.514:

30' TOP OF ROOF, 3' SHED ROOF BONUS SEE SHEET A1.1 FOR HEIGHT CALC. PLAN

STRUCTURE FACADE LENGTH <15' OF PROP LINE PER SMC 23.45.527:

77.1' x 65% = 50.1' ALLOWED STRUCTURE DEPTH

AMENITY AREA PER SMC 23.45.522:

25% LOT AREA REQUIRED

5,011 SF LOT AREA x .25 = 1,252 SF REQUIRED (626 GROUND RELATED) 1,693 SF AMENITY, 795 SF GROUND RELATED PROPOSED

SEE SHEET A1.1 FOR AMENITY AREA DIAGRAM



JULIAN WEBER ARCHITECTS, LTD

1257 S King St Seattle, WA 98144 p 206.953.1305 www.jwaseattle.com

IAN R. WEBER TATE OF WASHINGTO

USASIA Pacific Investment, Inc.

1700 21st AVE S #100 Seattle, WA 98144

 ∞ 0 ∞ 0 0 eattle

4

391 Sea

09.18.16 SEPA Submittal

Notes

Project Data

Vicinity Map

A0.0

SIZE THRESHOLDS FOR COMMON AND NATIVE SEATTLE TREES TO BE CONSIDERED FOR EXCEPTIONAL STATUS, PER DPD DIRECTOR'S RULE 16-2008

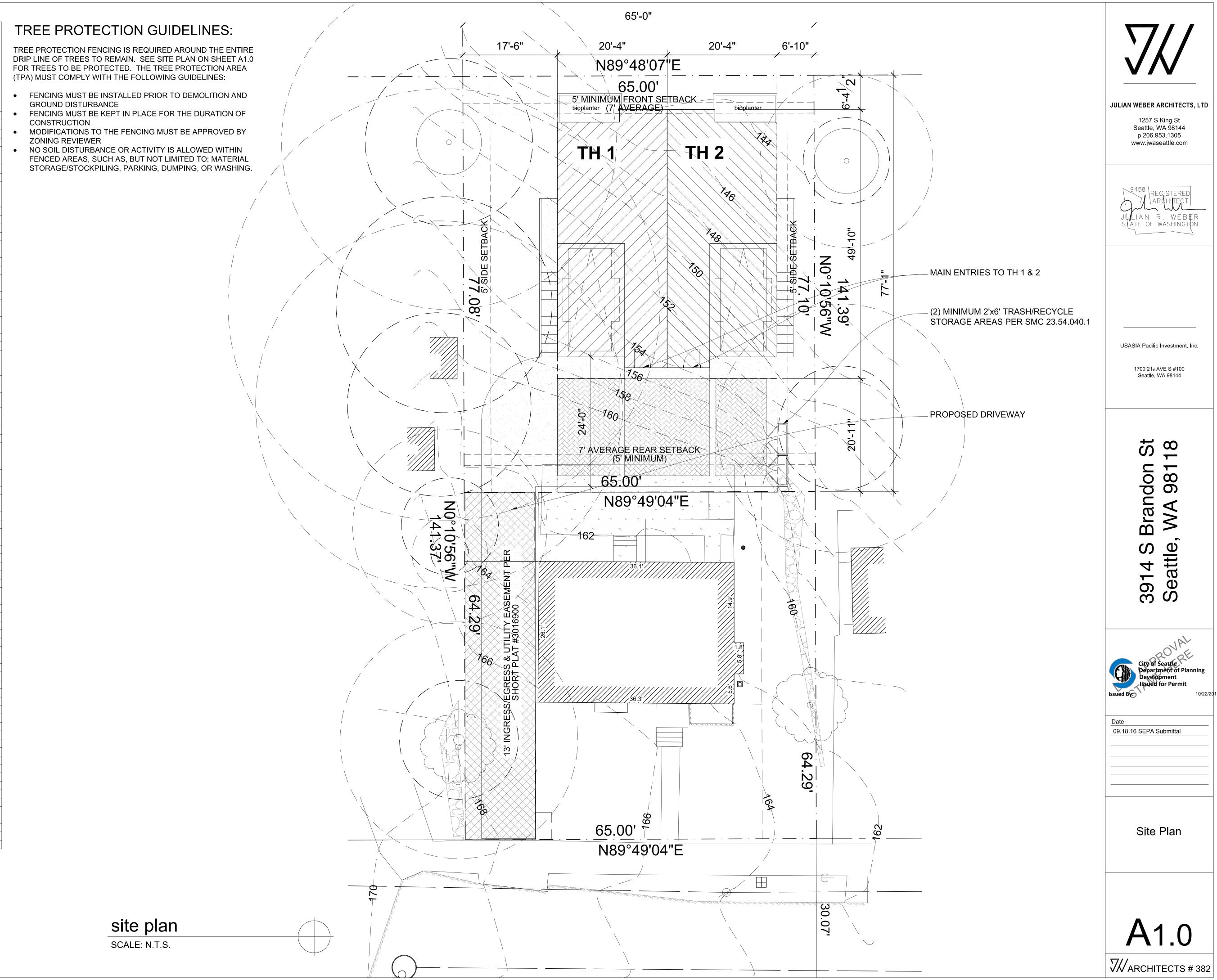
SPECIES	THRESHOLD DIAMETER
Red ALDER – Alnus rubra	Not Exceptional except in grov
Sitka ALDER – Alnus sinuata	6 in
Oregon ASH – Fraxinus latifolia	2 ft
Quaking ASPEN – Populus tremuloides	1 ft
Paper BIRCH – Betula papyrifera	1 ft 8 in
CASCARA – Rhamnus purshiana	8 in
Western Red CEDAR – Thuja plicata	2 ft 6 in
Bitter CHERRY – Prunus emarginata var. mollis	Not Exceptional except in grov
Black COTTONWOOD – Populus balsamifera	
ssp. trichocarpa (P. trichocarpa)	Not Exceptional except in grov
Pacific CRABAPPLE – Malus fusca	1 ft
Pacific DOGWOOD – Cornus nuttallii	6 in
Douglas FIR – Pseudotsuga menziesii	2 ft 6 in
Grand FIR – Abies grandis	2 ft
Black HAWTHORN – Crataegus douglasii	6 in
Western HEMLOCK – Tsuga heterophylla	2 ft
MADRONA – Arbutus menziesii	6 in
Bigleaf MAPLE – Acer macrophyllum	2 ft 6 in
Dwarf or Rocky Mountain MAPLE – Acer glabrum var.Douglasii	
<u> </u>	6 in
Vine MAPLE – Acer circinatum	8 in
Oregon White or Garry OAK – Quercus garryana	6 in
Lodgepole PINE – Pinus contorta	6 in
Shore PINE – Pinus contorta 'contorta'	1 ft
Western White PINE – Pinus monticola	2 ft
Western SERVICEBERRY – Amelanchier alnifolia	6 in
Sitka SPRUCE – Picea sitchensis	6 in
WILLOW (All native species) – Salix sp. (Geyeriana ver meleina, eriocephala ssp. mackenzieana,	
Hookeriana, Piperi, Scouleriana, sitchensis)	
	8 in
Pacific YEW – Taxus brevifolia	6 in
NON-NATIVE SPECIES	
SPECIES	THRESHOLD DIAMETER
Orchard (Common) APPLE – Malus sp.	1 ft 8 in
European ASH – Fraxinus excelsior	1 ft 10 in
Green ASH – Fraxinus pennsylvanica	2 ft 6 in
Raywood ASH – Fraxinus oxycarpa	2 ft
European BEECH – Fagus sylvatica	2 ft 6 in
European White BIRCH – Betula pendula	2 ft
Atlas CEDAR – Cedrus atlantica Deodor CEDAR – Cedrus deodara	2 ft 6 in 2 ft 6 in
Incense CEDAR – Calocedrus decurrens	2110111
Flowering CHERRY – Prunus sp. (serrula,	
serrulata, sargentii, subhirtella, yedoensis)	1 ft 11 in
Lawson CYPRESS – Chamaecyparis lawsoniana	2 ft 6 in
Kousa DOGWOOD – Cornus kousa	1 ft
Eastern DOGWOOD – Cornus florida	1 ft
American ELM – Ulmus americana	2 ft 6 in
English ELM – Ulmus procera	2 ft 6 in
GINGKO – Ginkgo biloba	2 ft
Common HAWTHORN Crataegus laevigata	1 ft 4 in
Washington HAWTHORN - Crataegus phaenopyrum	9 in
European HORNBEAM – Carpinus betulus	2 ft 6 in
Common HORSE CHESTNUT – Aesculus	2 IC O III
hippocastanum	2 ft 6 in
Red HORSE CHESTNUT – Aesculus x carnea	2 ft 6 in
KATSURA – Cercidiphyllum japonicum	2 ft 6 in
Littleleaf LINDEN –Tilia cordata	2 ft 6 in
Honey LOCUST – Gleditsia triancanthos	1 ft 8 in
Southern MAGNOLIA – Magnolia grandiflora	1 ft 4 in
Paperbark MAPLE – Acer griseum	1 ft
Japanese MAPLE – Acer palmatum	1 ft
Norway MAPLE – Acer platanoides	2 ft 6 in
Red MAPLE – Acer rubrum	2 ft 6 in
Sugar MAPLE – Acer saccharum	2 ft 6 in
Sycamore MAPLE – Acer pseudoplatanus	2 ft
MONKEY PUZZLE TREE – Araucaria araucana	1 ft 10 in
Sycamore MAPLE – Acer pseudoplatanus	2 ft 6 in
MOUNTAIN-ASH – Sorbus aucuparia	2 ft 5 in
Pin OAK – Quercus palustris	2 ft 6 in
Red OAK – Quercus rubra	2 ft 6 in
.,	1 ft 1 in
	1
Callery PEAR – Pyrus calleryana	2 ft
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra	2 ft 2 ft 6 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa	2 ft 6 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris	2 ft 6 in 2 ft
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia	2 ft 6 in 2 ft 2 ft 6 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia Flowering PLUM – Prunus cerasifera	2 ft 6 in 2 ft 2 ft 6 in 1 ft 9 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia Flowering PLUM – Prunus cerasifera Coastal REDWOOD – Sequoia sempervirens	2 ft 6 in 2 ft 2 ft 6 in 1 ft 9 in 2 ft 6 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia Flowering PLUM – Prunus cerasifera Coastal REDWOOD – Sequoia sempervirens Giant SEQUOIA – Sequoiadendron giganteum	2 ft 6 in 2 ft 2 ft 6 in 1 ft 9 in 2 ft 6 in 2 ft 6 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia Flowering PLUM – Prunus cerasifera Coastal REDWOOD – Sequoia sempervirens Giant SEQUOIA – Sequoiadendron giganteum Japanese SNOWBELL – Styrax japonica	2 ft 6 in 2 ft 2 ft 6 in 1 ft 9 in 2 ft 6 in 2 ft 6 in 1 ft
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia Flowering PLUM – Prunus cerasifera Coastal REDWOOD – Sequoia sempervirens Giant SEQUOIA – Sequoiadendron giganteum Japanese SNOWBELL – Styrax japonica American SWEETGUM – Liquidambar styraciflua	2 ft 6 in 2 ft 2 ft 6 in 1 ft 9 in 2 ft 6 in 2 ft 6 in 1 ft 2 ft 6 in
Callery PEAR – Pyrus calleryana Austrian Black PINE – Pinus nigra Ponderosa PINE – Pinus ponderosa Scot's PINE – Pinus sylvestris London PLANE – Platanus acerifolia Flowering PLUM – Prunus cerasifera Coastal REDWOOD – Sequoia sempervirens Giant SEQUOIA – Sequoiadendron giganteum Japanese SNOWBELL – Styrax japonica	2 ft 6 in 2 ft 2 ft 6 in 1 ft 9 in 2 ft 6 in 2 ft 6 in 1 ft

NOTE:

WILLOW (All non-native species)

NO TREES ON THIS SITE MEET THE REQUIREMENTS FOR "EXCEPTIONAL TREES"

2 ft



MORNINGSIDE ACRES VOL PG - PLAT

ASSESSOR'S PROPERTY TAX PARCEL# 564960-0435

CONTACTS:

THOMAS WOLDENDORP 21923 NE 11TH ST SAMMAMISH.-WA 98074 TEL: 425.298.4412

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN. ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

VEENY VAN

NOTARY:

STATE OF WASHINGTON)

COUNTY OF KING

ON THIS DAY PERSONALLY APPEARED BEFORE ME VEENY VAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO: EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED. FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20 DAY OF

SIGNATURE:

NAME AS COMMISSIONED: 计近以 M- LE

.

PARENT LEGAL DESCRIPTION

THE WEST 65 FEET OF THE EAST 208 FEET OF TRACT 35, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 90°00'00" W FOR S BRANDON STREET BASED ON FOUND MONUMENTS IN CASE, PER RECORD OF SURVEY NUMBER 20111109900006, RECORDS OF KING COUNTY, WASHINGTON.

- PARCEL A LEGAL DESCRIPTION : -

- THE WEST 65 FEET OF THE EAST 208 FEET OF TRACT 35, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF - PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 64.29 FEET THEREOF;

TOGETHER WITH AN INGREES/EGRESS AND UTILITY EASEMENT OVER THE WEST 13.00 FEET OF THE SOUTH 64.29 FEET OF PARCEL B OF CITY OF SEATTLE SHORT PLAT-NUMBER 3016900:

FURTHER TOGETHER WITH AN INGRESS/EGRESS AND UTILITY EASEMENT OVER THE EAST 10.00 FEET OF THE SOUTH 64.29 FEET OF PARCEL B OF CITY OF SEATTLE SHORT PLAT NUMBER 3016900;

TOGETHER WITH AN ADDRESS SIGN AND SIGN MAINTENENCE EASEMENT OVER THE EAST 3.00 FEET OF THE WEST 16.00 FEET OF THE SOUTH 5.00 FEET OF PARCEL B OF SHORT SUBDIVISION NO. 3016900.

- SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON-

PARCEL B LEGAL DESCRIPTION

THE SOUTH 64.29 FEET OF THE WEST 65 FEET OF THE EAST 208 FEET OF TRACT 35, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64, RECORDS OF KING COUNTY. WASHINGTON:

SUBJECT TO AN INGREES/EGRESS AND UTILITY EASEMENT OVER THE WEST -13.00 FEET OF THE SOUTH 64.29 FEET OF PARCEL B OF CITY OF SEATTLE SHORT: PLAT NUMBER 3016900;

FURTHER SUBJECT TO AN INGREES/EGRESS AND UTILITY EASEMENT OVER THE EAST 10.00 FEET OF THE SOUTH 64.29 FEET OF PARCEL B OF CITY OF SEATTLE SHORT PLAT NUMBER 3016900:

SUBJECT TO AN ADDRESS SIGN AND SIGN MAINTENENCE EASEMENT OVER THE EAST 3.00 FEET OF THE WEST 16.00 FEET OF THE SOUTH 5.00 FEET OF PARCEL B OF SHORT SUBDIVISION NO. 3016900;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO TOTAL

THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY

ALL MONUMENTS WERE LOCATED DURING THE COURSE OF OF A SURVEY

VERTICAL DATUM & CONTOUR INTERVAL

DATABASE.

POINT ID NO. SNV-2517

ELEVATION: 161.806 FEET NAVD 88.

/ MINUS 1.0' FOR THIS PROJECT.

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM

INTERSECTION OF S, BRNADON STREET AND RAINIER AVENUE

ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR-PLUS

: - INFORMATION PROVIDED BY WCCS SURVEY CONTROL

BRASS CAP IN THE SOUTHEAST CORNER OF THE

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL

CONDUCTED IN JUNE OF 2013 UNLESS OTHERWISE NOTED...

MADE IN JUNE 2013 AND CAN ONLY BE CONSIDERED AS INDICATING THE .

GENERAL CONDITIONS EXISTING AT THAT TIME.

STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3016900 EASEMENT (OVERHEAD AND UNDERGROUND) KING COUNTY ASSESSOR/S TAX PARCEL NO. 564960-0435

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, ERECT, ALTER, IMPROVE, REMOVE, REPAIR, ENERGIZE, OPERATE AND MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES, WHICH CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM. ALL SUCH ELECTRIC SYSTEM MAY BE LOCATED ANYWHERE ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS AND PREMISES ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

RECORDING NO.

THE WEST 65 FEET OF THE EAST 208 FEET OF TRACT 35, MORNINGSIDE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON:

(BEING AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE SHORT SUBDIVISION NO. 3016900; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.)

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING; ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO OUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF THE SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED PROPERTY, OTHER THAN THOSE PROPOSED STRUCTURES SHOWN ON THIS .-SUBDIVISION, WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY-MANNER DISTURB GRANTEE'S FACILITIES OR THEIR SOLIDITY OR UNEARTH ANY PORTION THEREOF, AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF GRANTEE'S FACILITIES.

THE CITY OF SEATTLE IS TO BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID ELECTRIC SYSTEM FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHIGH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL JERMINATE.

APPROVAL

CITY OF SEATTLE

DEPARTMENT OF PLANNING &

DEVELOPMENT

DIANE SUGIMURA, DIRECTOR

EXAMINED AND APPROVED THIS 362 DAY OF SUPLUMBU ,2014

FOR DIRECTOR, DPD

(NOTE: APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.)

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 264DAY OF JUNEUM 10014, 2014

Lloyd Hara

MANAGER

AT MIN

SURVEYOR'S CERTIFICATE

SET BY WAC 332-130-090.

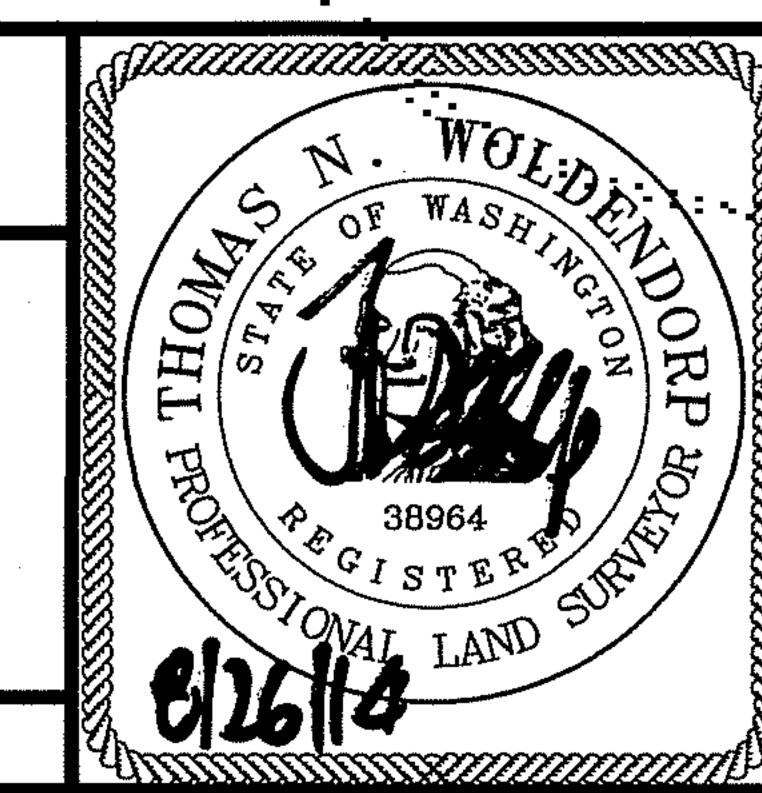
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF VEENY VAN IN OCTOBER, 2013

SHORT SUBDIVISION

VEENY VAN

3912 S BRANDON STREET SEATTLE, WA 98115

2014, SITE SURVEYING, INC., ALL RIGHTS RESERVED





www.sitesurveymapping.com 21923 NE 11th St Sammamish, WA 98074 Phone: 425.298.4412

FOR REFERENCE ONLY

: SE 1/4, NW 1/4, SEC 22, TWP 24N, RNG 4E, W.M.

13-353: SHEET: 1 OF .


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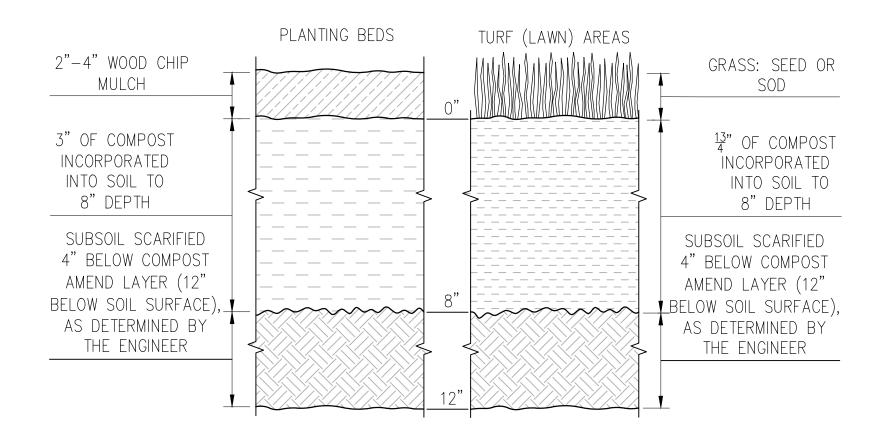
CITY OF SEATTL SPM 143.00 PAGE-001 OF 002 VOL 315 PG 111 09/26/2014 09:55 KING COUNTY, WA

JEST OF SITE

SUPT. OF RECORDSorm Alberg

CERTIFICATE NO.: 38964





NOTES:

- 1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
- 2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
- 3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
- 4. TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-IN DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
- 5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED INTO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ARBORIST WOOD CHIP OR APPROVED EQUAL.
- 6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST—AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

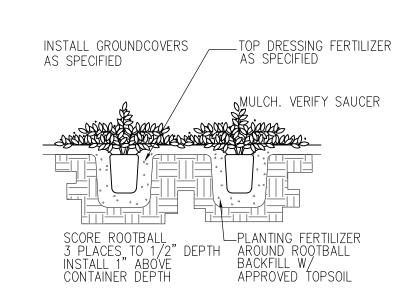
SOIL AMENDMENT AND DEPTH

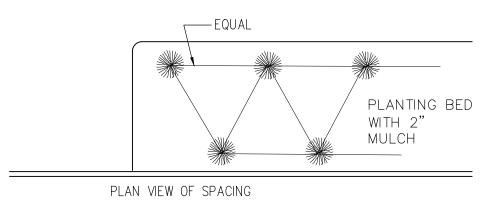
STANDARD PLAN NO 142, CITY OF SEATTLE

FINISH

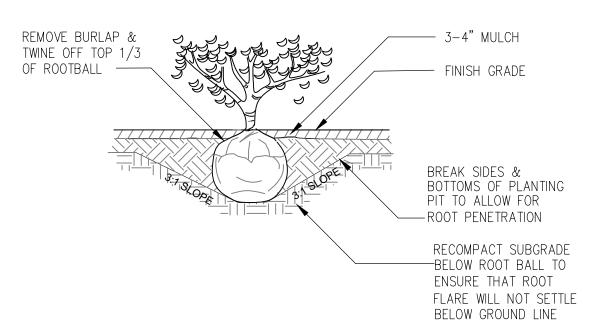
GRADE

NOTES:



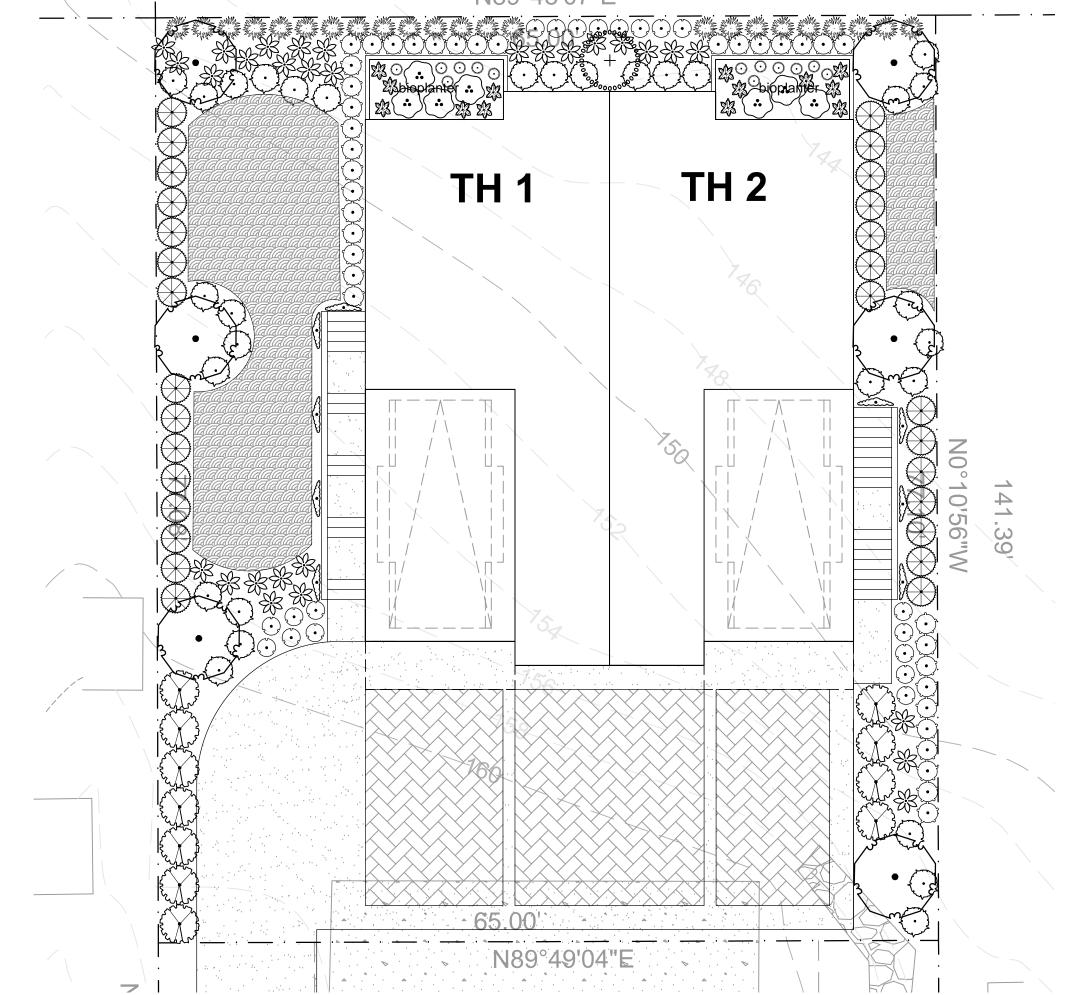


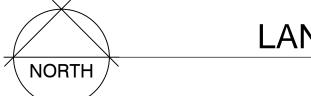
TYPICAL GROUNDCOVER PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

- -See soil amendment detail for soil specifications COS plan 142.
- -See biorentention planter detail for bioretention specifications.
- -All planting beds to receive minimum 3-4" of mulch. -Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
- -For all Vegetated Walls, train vines to adjacent green wall facade. Do not allow vines to grow on siding of buildings. Annual maintenance may be necessary as vines mature and spread.

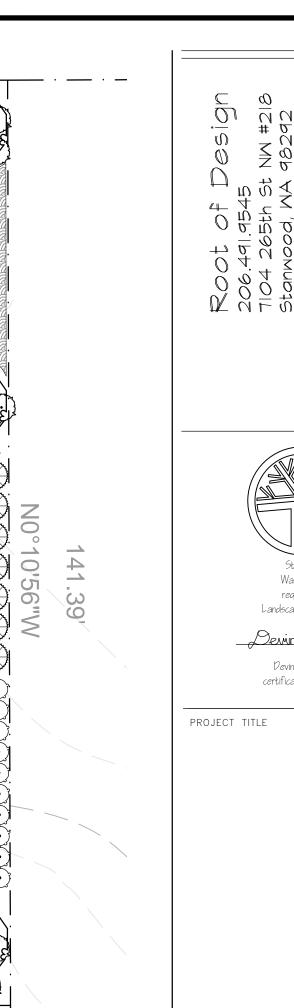






PLANT SCHEDULE

TREES	BOTANICAL NAME	<u>SIZE</u>	DROUGHT TOLERANT	<u>NATIVE</u>		<u>aty</u>
- E	Fagus sylvatica 'Danyck' Danyck Beech	1.5"Cal	No	No		6
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Prunus serrulata 'Amanogawa' Japanese Flowering Cherry	1.5"Cal	No	No		1
SHRUBS	BOTANICAL NAME	<u>SIZE</u>	DROUGHT TOLERANT	<u>NATIVE</u>		QTY
$\odot$	Bergenia x 'Bressingham Ruby' Bressingham Ruby Bergenia	l gal	Yes	No		19
ENNIE ENNIE	Hakonechloa macra 'All Gold' Japanese Forest Grass	l gal	Yes	No		23
*	Hosta x 'Blue Angel' Plantain Lily	l gal	Yes	No		29
$\odot$	llex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal	Yes	No		37
$\odot$	Leucothoe fontanesiana 'Rainbow' Rainbow Leucothoe	2 gal	Yes	No		30
	Spiraea japonica 'Firelight' Firelight Spirea	2 gal	Yes	No		П
	Taxus x media 'Hicksii' Hicks Yew	3'-5' Ht	Yes	No		29
GROUND COVERS	BOTANICAL NAME	<u>SIZE</u>	DROUGHT TOLERANT	<u>NATIVE</u>	SPACING	QTY
स्तित्वत्वत्वत्व द्वत्वत्वत्वत्व स्तित्वत्वत्वत्व	Pachysandra terminalis Japanese Spurge	4"pot	Yes	No	12" o.c.	463



Washington

Landscape Architect

Devin Peterson

Devin Peterson certificate no. 1222

GB 09.19.16 REVISED DATE 1/8" = 1'-0" L1



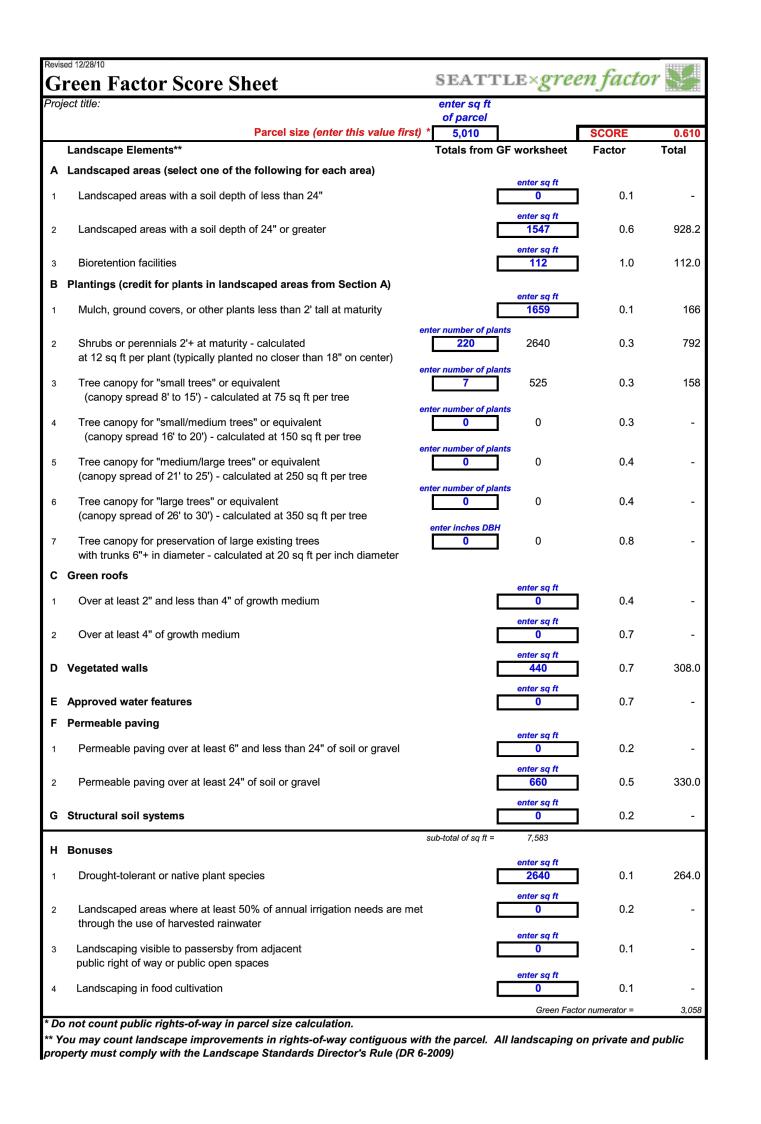
TREE STAKE **PREVAILING** TREE STAKE - PLASTIC TREE TIES - 2"ø WOOD STAKE, STAKES SHOULD BE LOCATED OUTSIDE OF ROOTBALL ROOT FLARE SHALL BE LOCATED ABOVE GROUND LINE - 3" MULCH LAYER, KEEP AWAY FROM TREE TRUNK — 3" WATER BASIN - SCARIFY SIDE & BOTTOM OF PLANTING PIT TO ALLOW FOR ROOT PENETRATION - CONCRETE SIDEWALK 3x MINIMUM ROOTBALL DIAMETER - RECOMPACT SUBGRADE TO PREVENT SETTLING 1. TREE PIT SHALL NOT BE LESS 4. TREE STAKES PERPENDICULAR THAN (3) TIMES ROOT BALL DIA. TO THE PREVAILING WIND 2. CUT ALL TIES AND FOLD BACK BURLAP 5. PLANT TREES 2" HIGHER THAN FROM UPPER 1/3 OF ROOT BALL DEPTH GROWN IN NURSERY 3. REMOVE ALL PLASTIC AND TWINE TYPICAL DECIDUOUS TREE PLANTING DETAIL

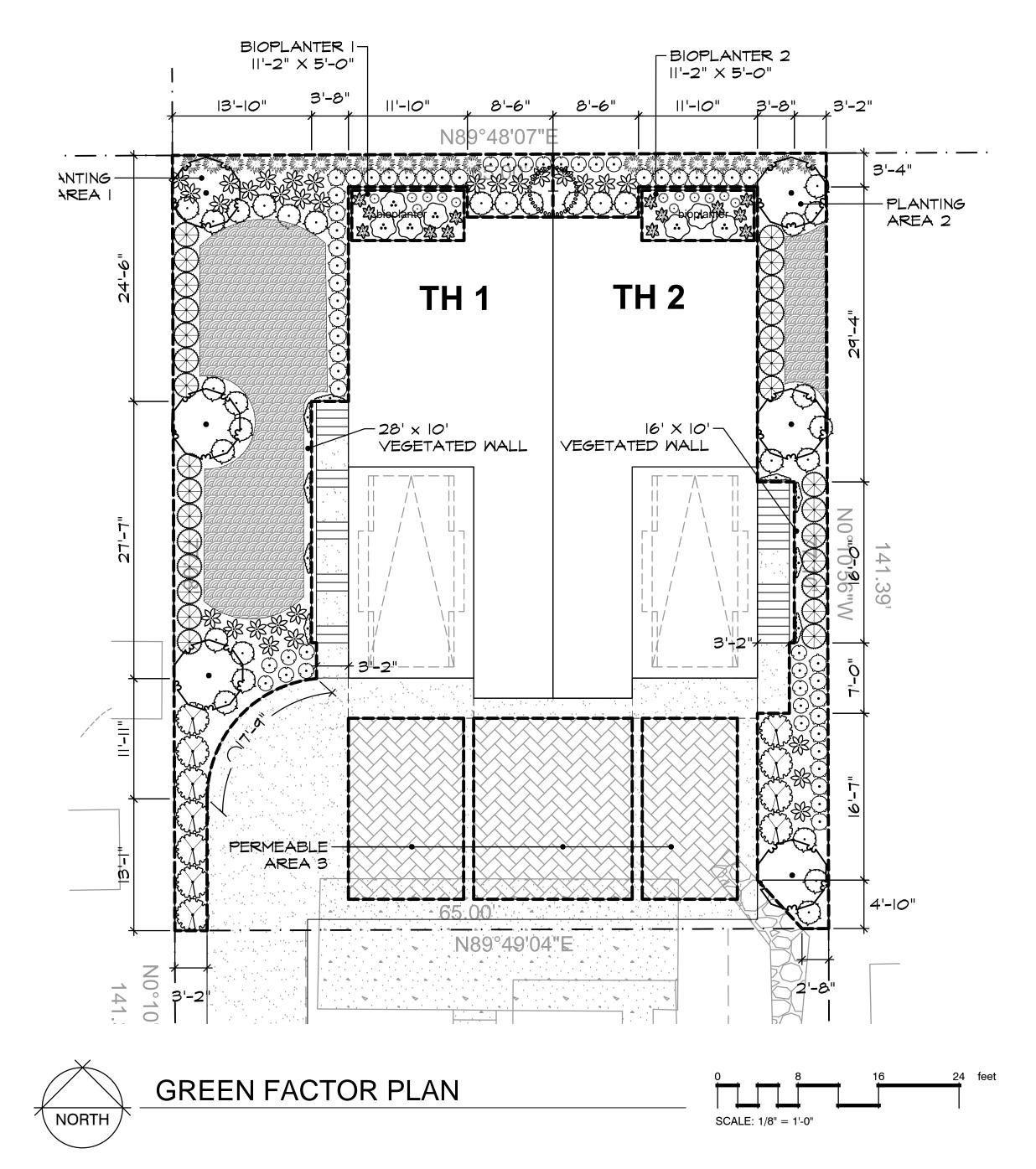


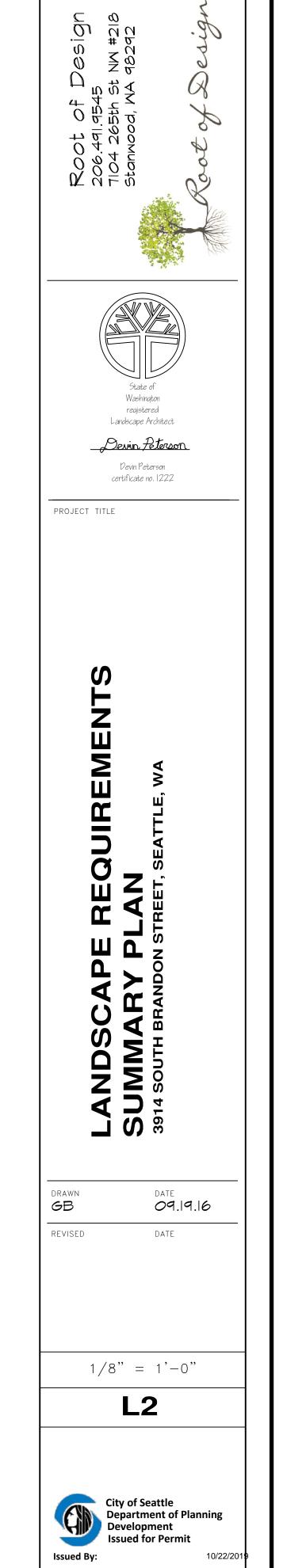


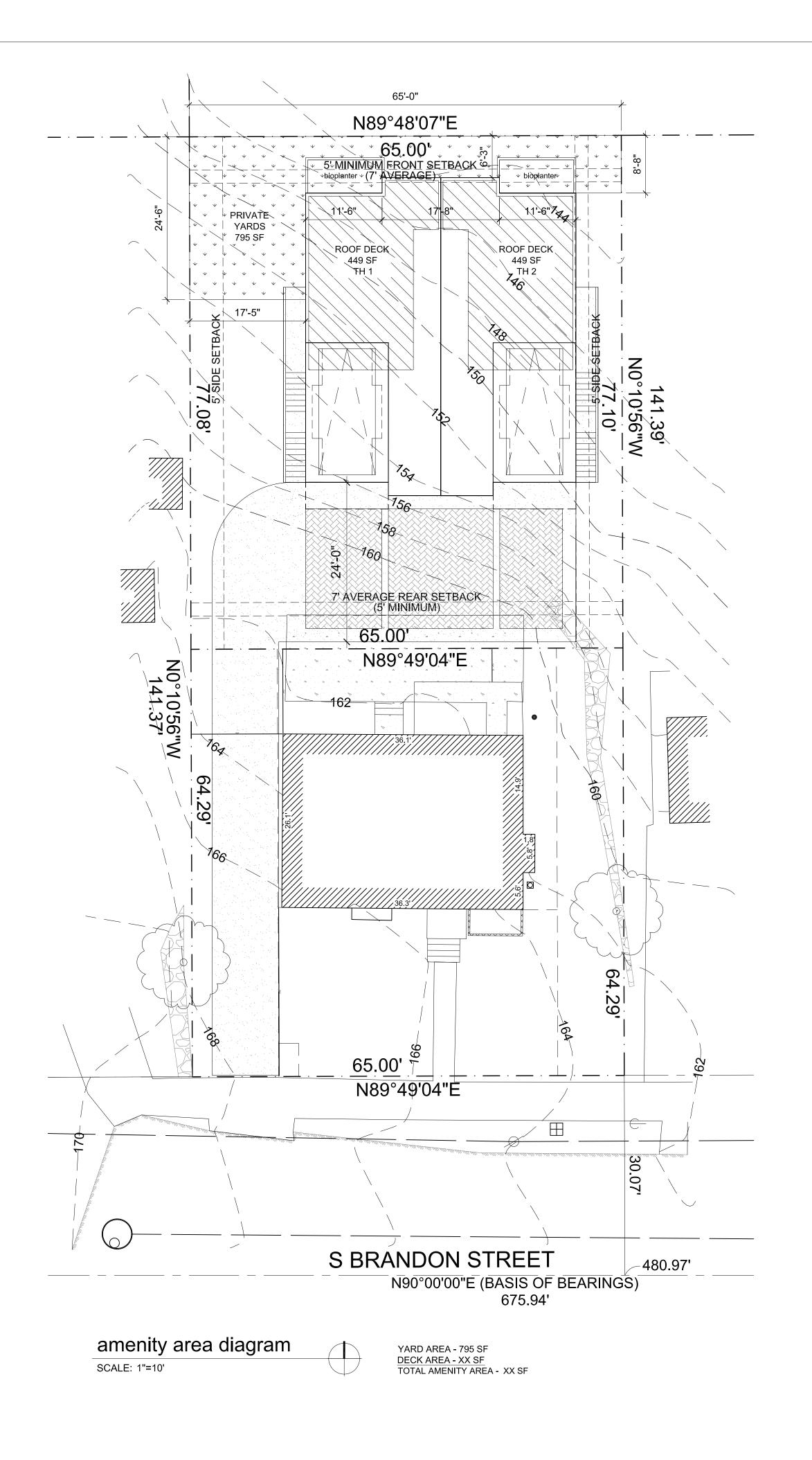


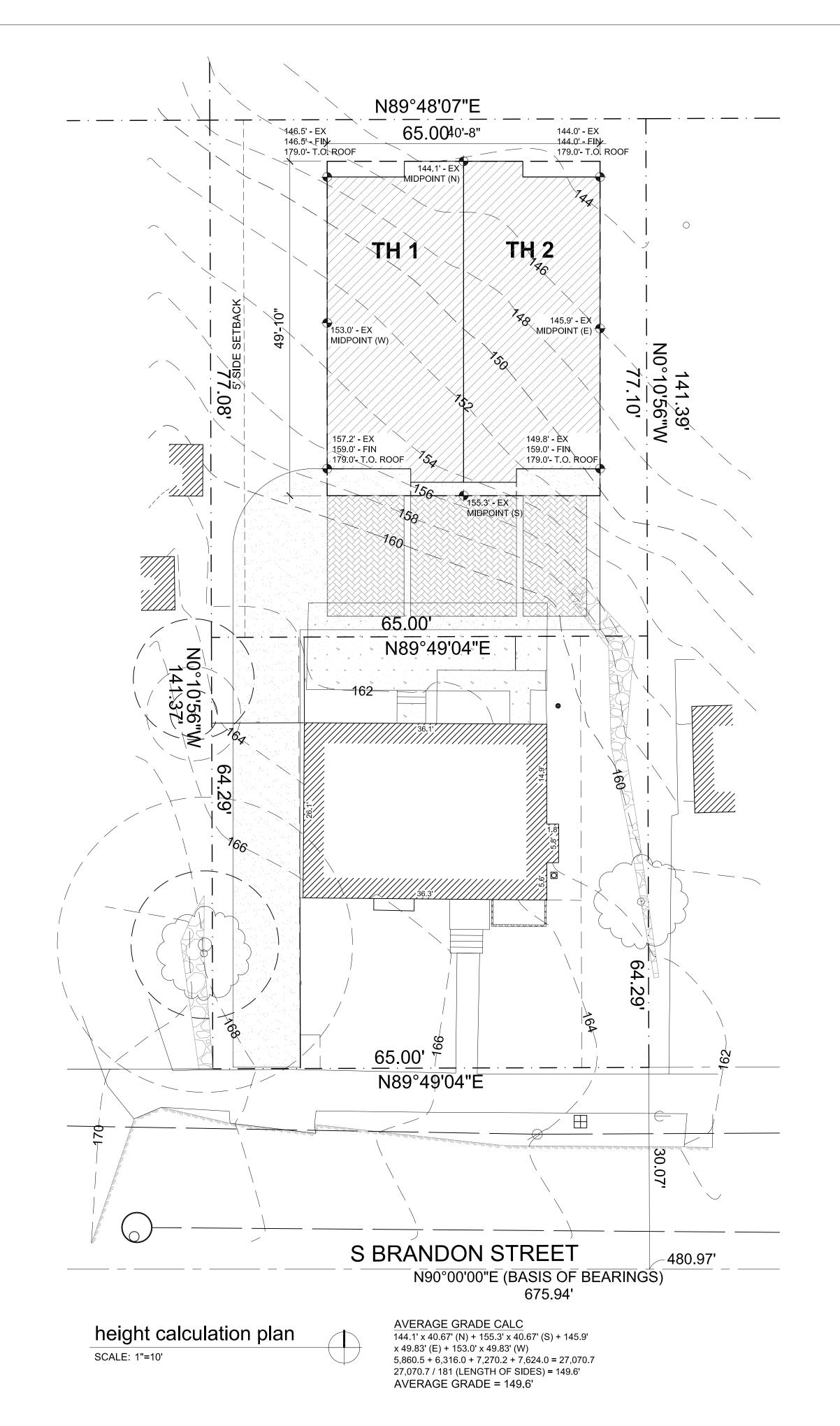
Revised Gree	n Factor V	Works	SEATTI	LE×gree	n jactor	
		Planting Area				
		1	2	3	TOTAL**	
<b>A</b> 1	square feet				0	
<b>A2</b>	square feet	1010	537		1547	
<b>A</b> 3	square feet	56	56		112	
B1	square feet	1066	593		1659	
B2	# of plants	126	94		220	
В3	# of trees	4	3		7	
B4	# of trees	,			0	
B5	# of trees				0	
В6	# of trees	,			0	
В7	# of trees	,			0	
C1	square feet				0	
C2	square feet	'			0	
D	square feet				0	
E	square feet	,			0	
F1	square feet	,			0	
F2	square feet			660	660	
G	square feet				0	
H1	square feet	1512	1128		2640	
H2	square feet				0	
Н3	square feet	'-			0	
H4	square feet	-			0	











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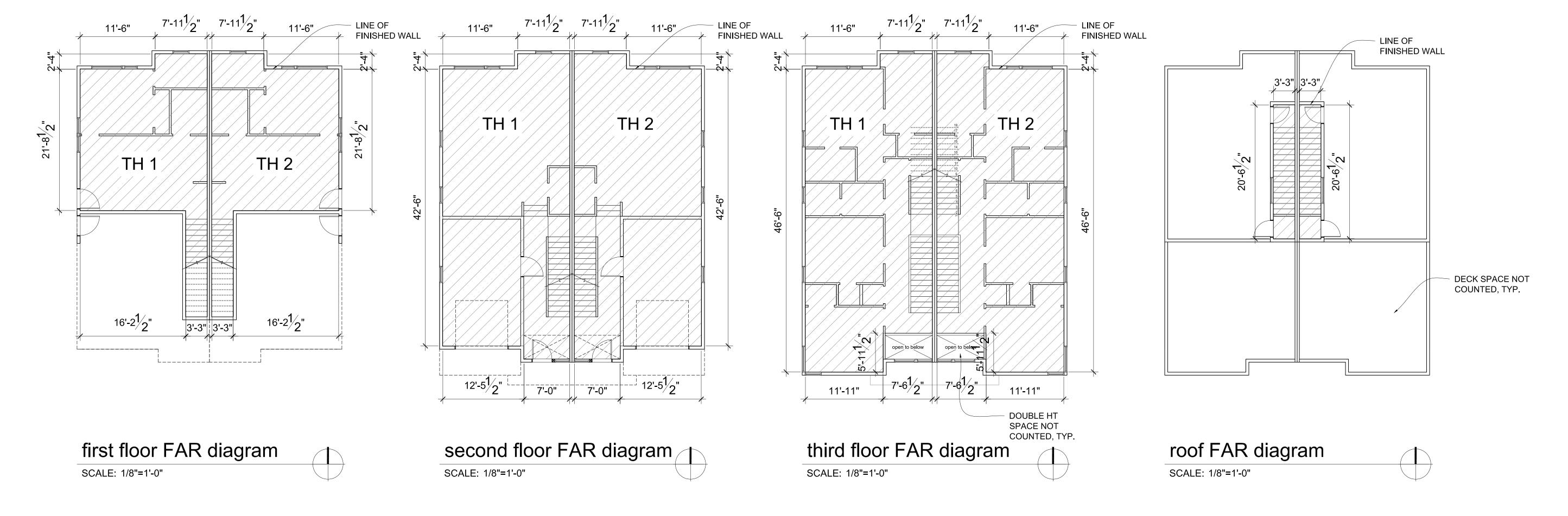
St 18 Brandon, WA 981 3914 S Seattle,



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Height Calc

**Amenity Area** 



TH 1 FAR SUMMARY

FIRST FLOOR

THIRD FLOOR PENTHOUSES

TOTAL GFA:

SECOND FLOOR

467 SF 860 SF

878 SF 67 SF

2,274 SF

TH 1 FAR SUMMARY

FIRST FLOOR SECOND FLOOR

THIRD FLOOR PENTHOUSES

TOTAL GFA:

467 SF 860 SF 878 SF 67 SF

2,274 SF

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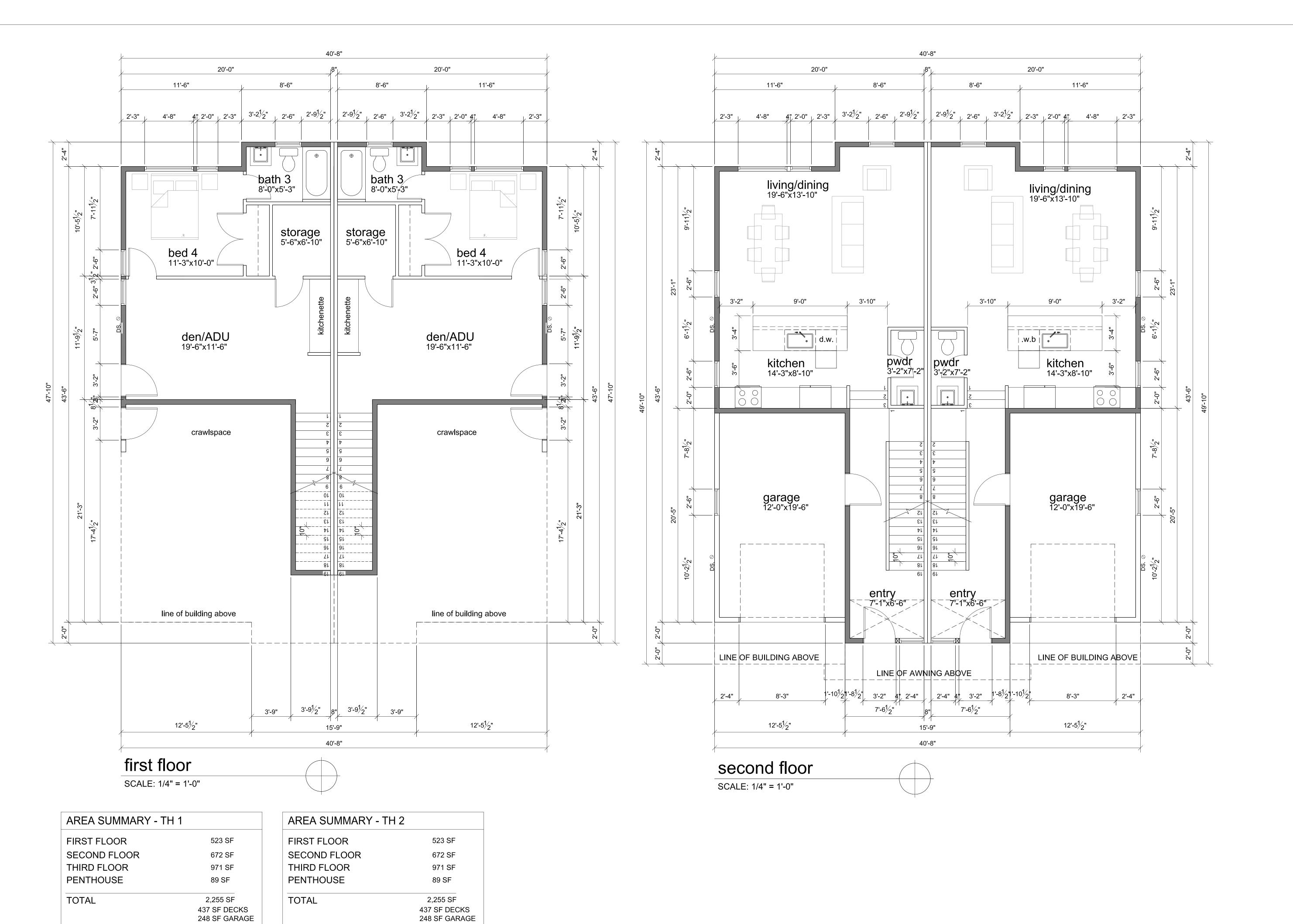
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FAR Diagrams

A2.0



248 SF GARAGE

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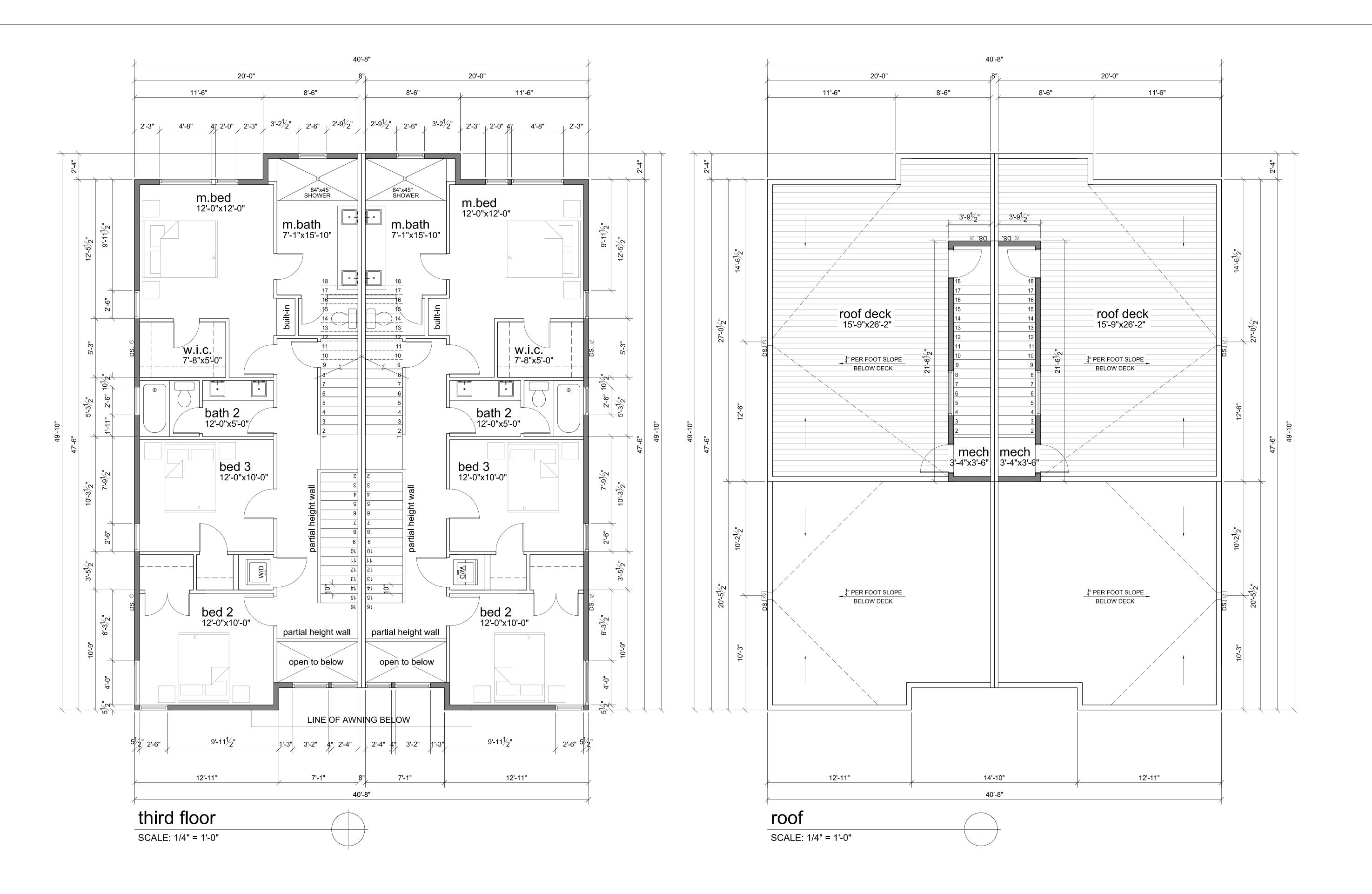
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Plans

A2.1



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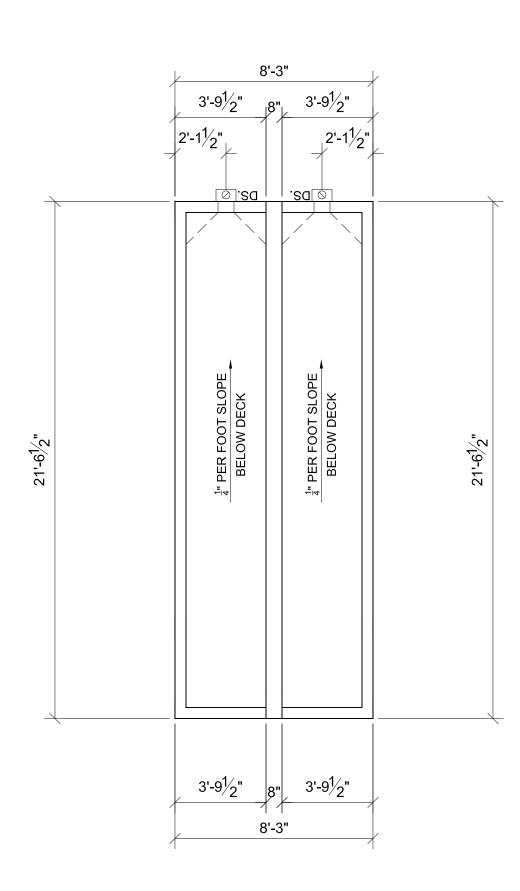
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Plans

A2.2



penthouse roof

SCALE: N.T.S.

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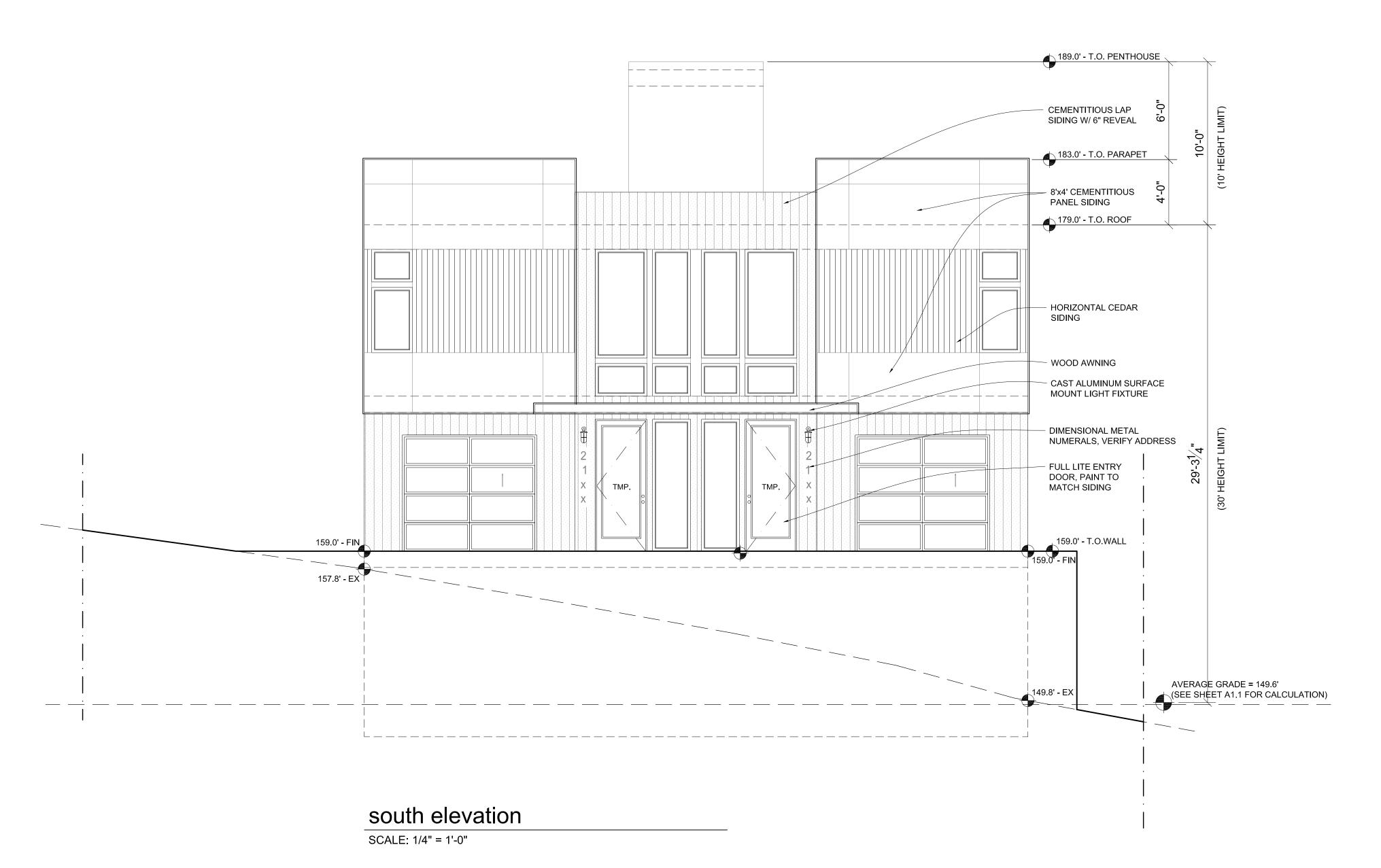
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A2.3



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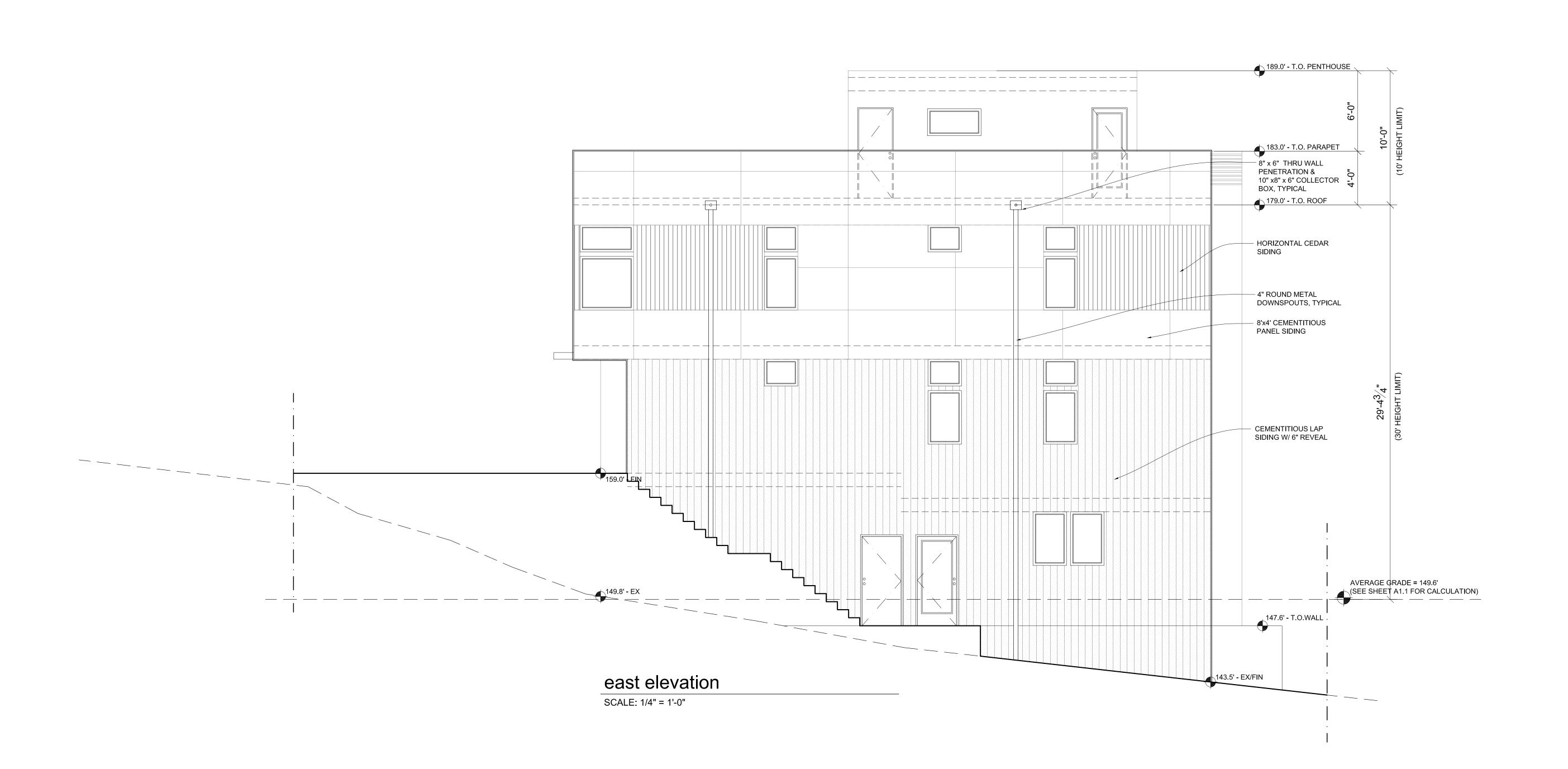
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Elevations

**A**3.1



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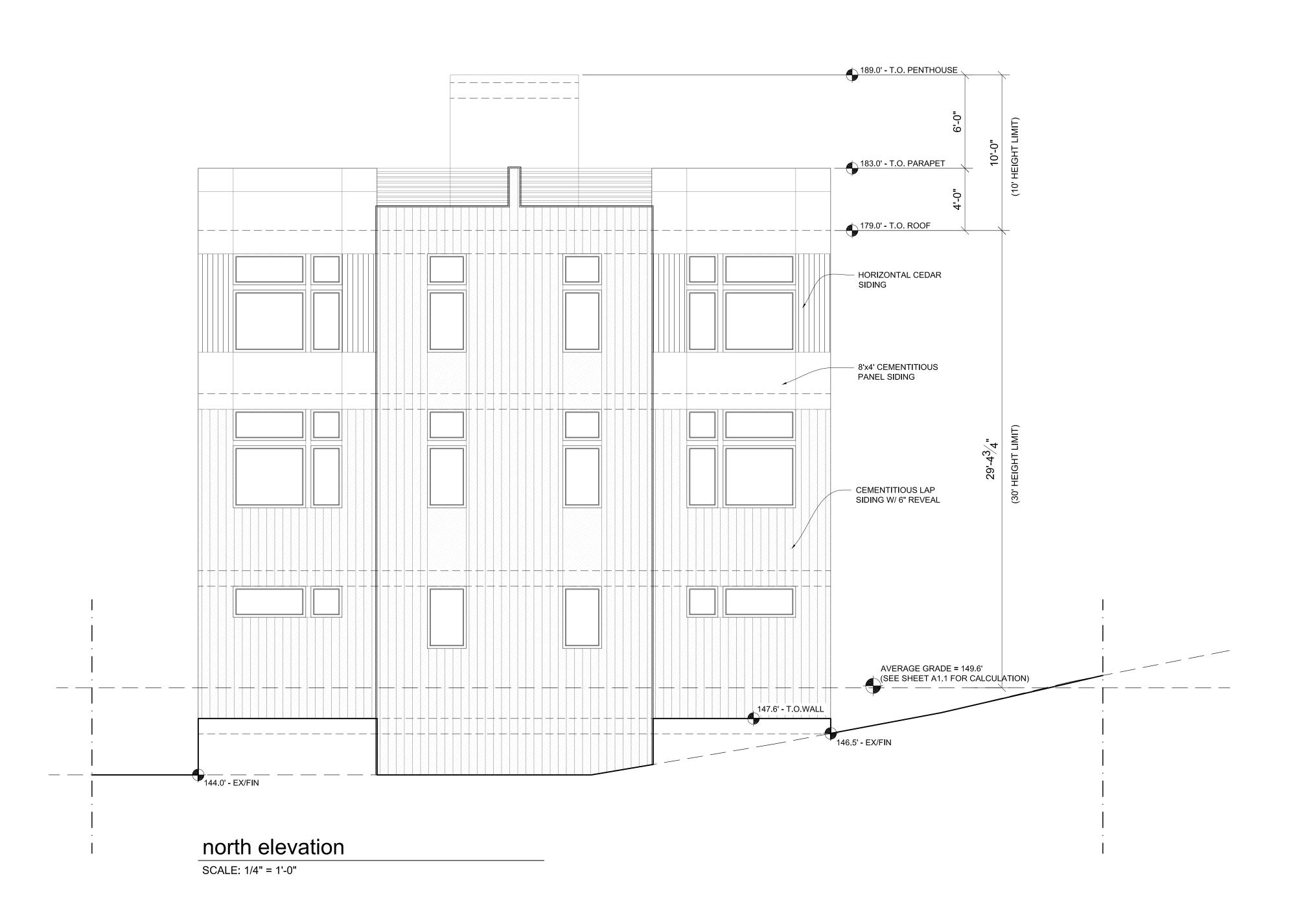
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Elevations

A3.2



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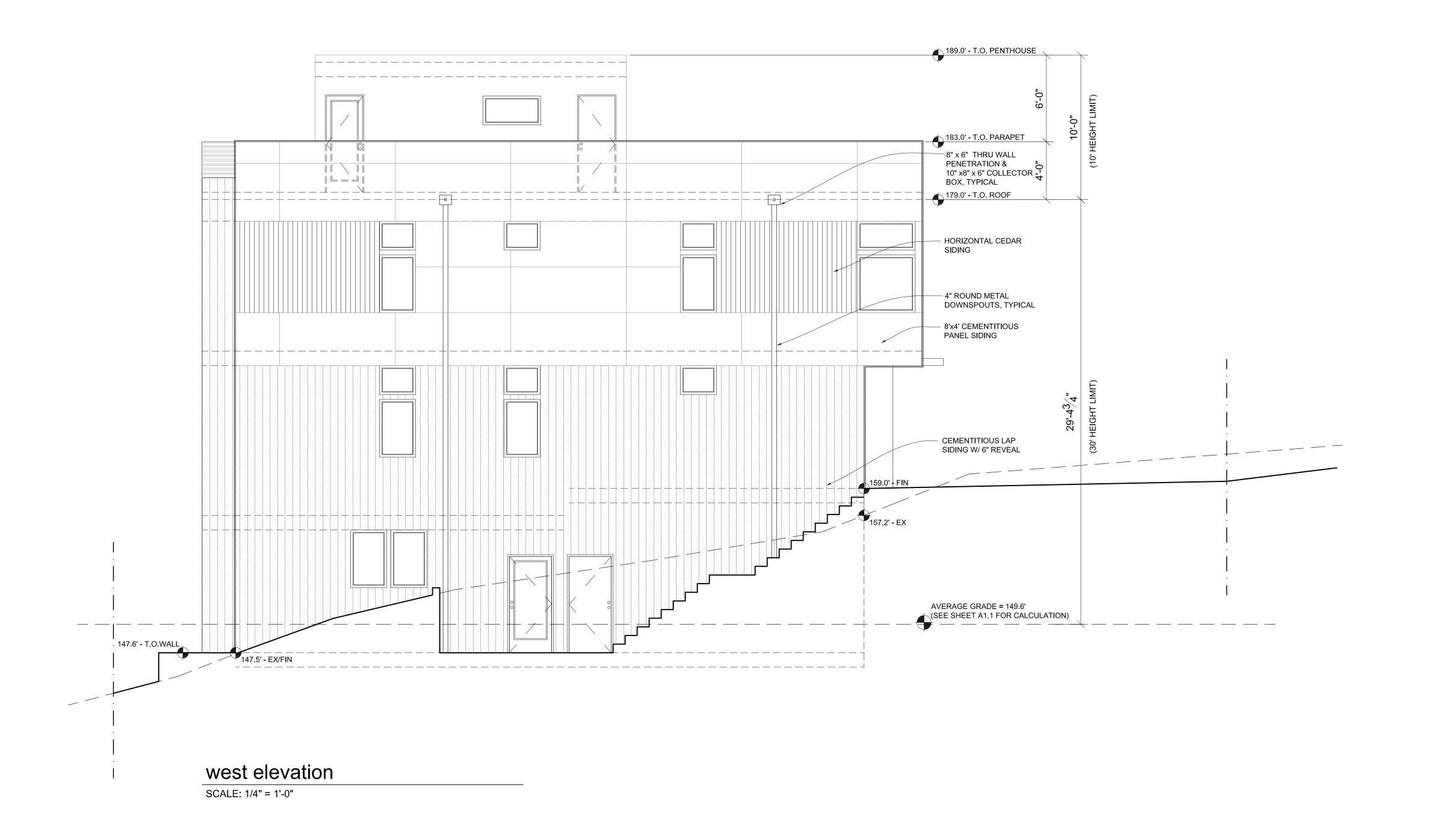
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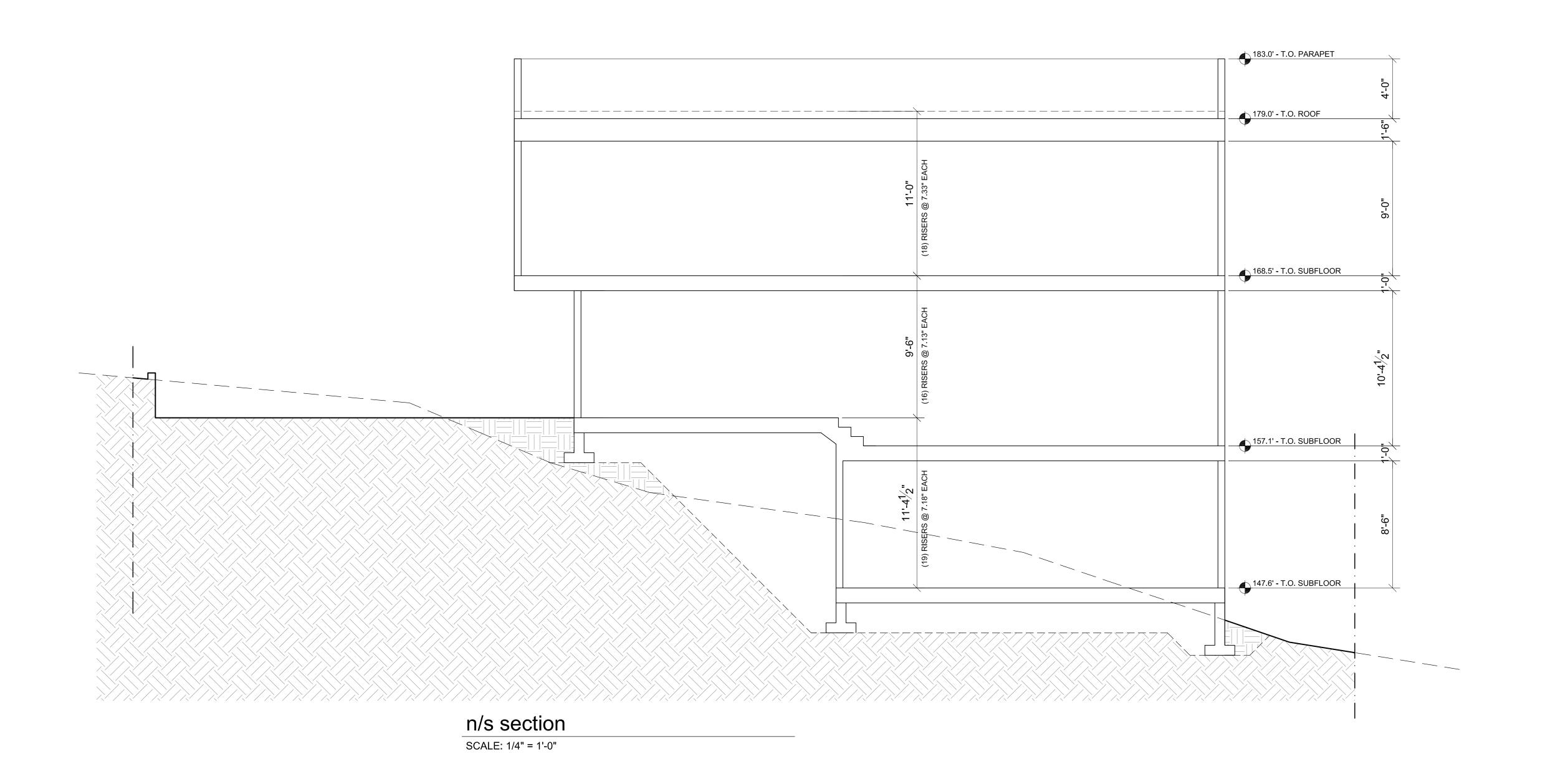
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Section

A4.1